

ORDINANCE NO. 15-730

AN ORDINANCE CONCERNING ACCESS REQUIREMENTS RELATED TO A TRACT SPLIT, REPLAT OR OTHER PROPERTY DIVISION WITHIN THE CITY OF GENTRY, ARKANSAS OR WITHIN ITS PLANNING AREA AND FOR OTHER PURPOSES

WHEREAS, the City Council of the City of Gentry has determined that it is appropriate to address situations typically related to a residential tract split, replat or other property division within the City of Gentry, Arkansas or within its Planning Area.

NOW, therefore, be it ordained by the City Council of the City of Gentry, Arkansas;

Section 1: Access: Each tract resulting from such split, replat or other property division shall have:

- a. Deeded access not less than 30 feet in width from a public street or road; or
- b. A deeded combination access easement and utility easement not less than 40 feet in width from a public street or road; or
- c. A Separate deeded access easement not less than 30 feet in width from a public street or road; together with a deeded utility easement not less than 25 feet in width from a public street or road or from an existing utility easement.

Section 2: Applicability: The provisions of this Ordinance are applicable to splits, replats or other property division only when the resulting tracts will be used for single family residential purposes. These access provisions and requirements are not applicable in instances where any of the resulting tracts will be used for multifamily dwellings, multiple lots, commercial use or other non-residential use.

PASSED AND APPROVED THIS 3rd day of August, 2015.

ATTEST:

Kevin D. Johnston, Mayor

Director of Finance